



**68 Franklyn Avenue**  
CW2 7NE  
**Auction Guide £145,000**



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STEPHENSON BROWNE



# 68 Franklyn Avenue

- Sold Via Modern Method Of Auction
- Vacant Posession
- In Need Of Renovation
- Gas Central Heating
- Driveway Parking
- No Chain
- Traditional Family Home
- Two Reception Rooms
- Generous Garden
- Close To Well Regarded Schools

For sale by Modern Method of Auction: Starting Bid Price £145,000 plus reservation fee. Stephenson Browne are pleased to market this traditional home in need of modernisation throughout. The property has all the foundations to be a fantastic family home due to its location and size. Internally you will find a porch leading to the generous entrance hall with storage space, a living room, dining room, kitchen and an outbuilding featuring further storage space and a WC. On the first floor are three bedrooms and a bathroom. Externally there is off-road parking and lovely gardens which back onto the school field. The property has double-glazed windows and gas central heating and is offered for sale with no onward chain. Call us today to secure your viewing.



#### Auctioneers Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

#### Entrance Hall

Featuring a storage/pantry cupboard. Stairs with under stair storage cupboard.

#### Living Room

Front aspect bay window.

11'4" x 10'4" (3.47m x 3.16m)



## Directions

**Dining Room** 11'4" x 12'1" (3.46m x 3.70m)  
Double glazed window and door to the rear garden. Gas fire.

**Kitchen** 8'4" x 10'10" (2.56m x 3.32m)  
Having a range of units incorporating a stainless steel sink. There is a wall mounted boiler, two side aspect windows and original minton quarry tiles.

**Outbuilding**  
A cloakroom and storage space.

**Landing**  
Front aspect window,

**Bedroom One** 11'4" x 12'1" (3.46m x 3.69m)  
Rear aspect window. Built in cupboard.

**Bedroom Two** 11'4" x 10'4" (3.46m x 3.16)  
Front aspect bay window.

**Bedroom Three** 8'5" x 6'6" (2.58m x 2.00m)  
Rear aspect window.

**Bathroom**  
Bath. Low level WC. Pedestal wash basin.

**Externally**  
A generous rear garden and driveway parking for one car at the front of the property.

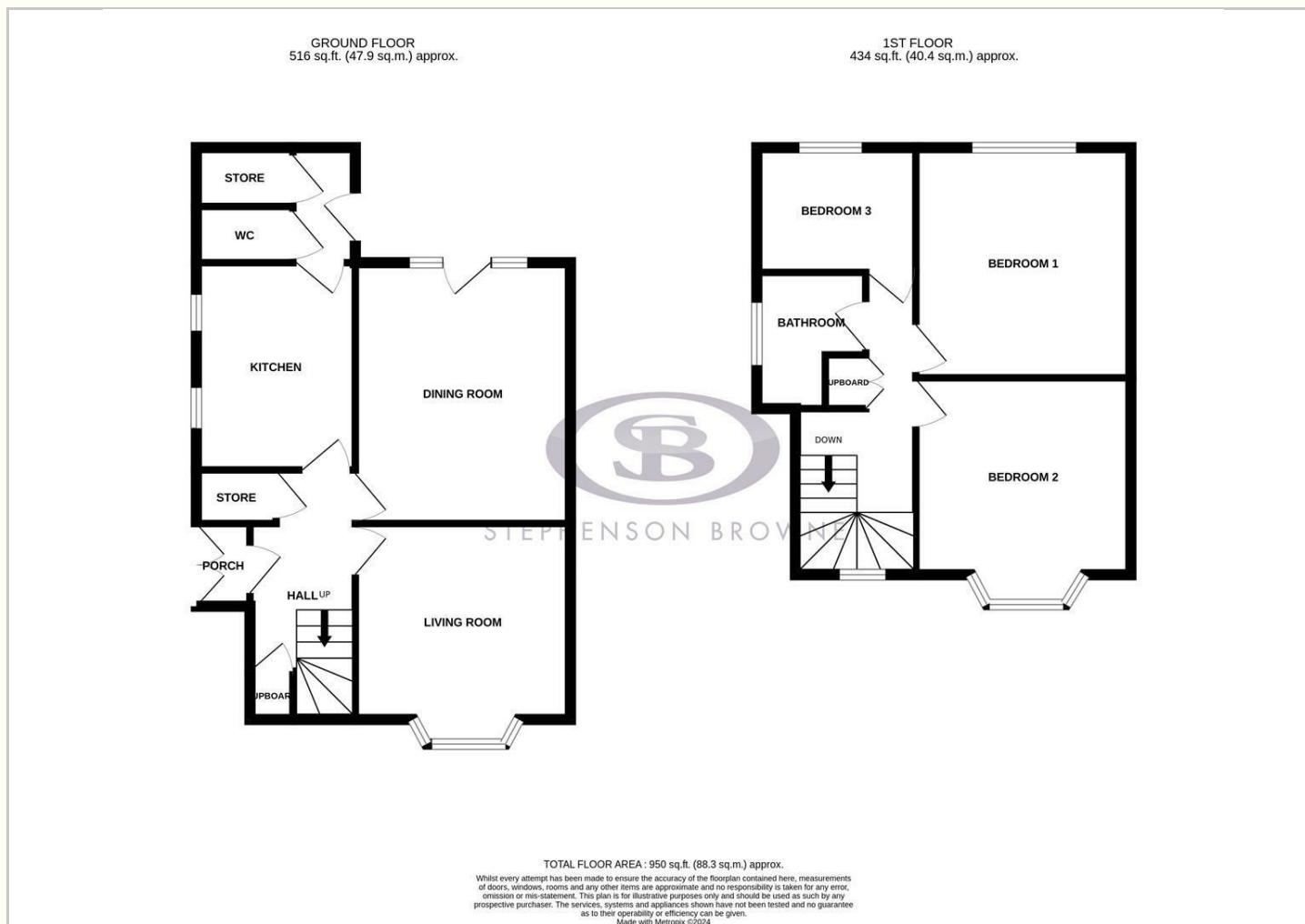
**Tenure**  
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

**Need to Sell?**  
For a FREE valuation please call or e-mail and we will be happy to assist.

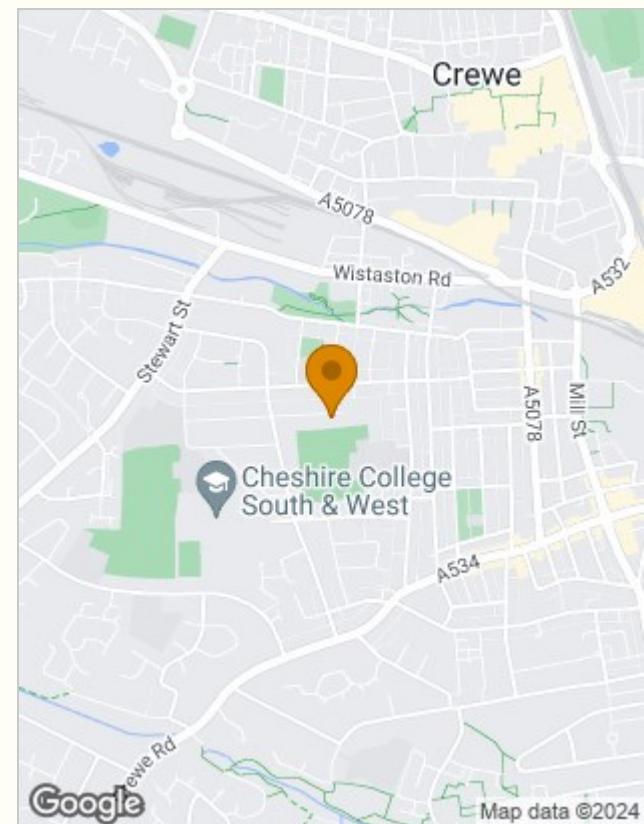




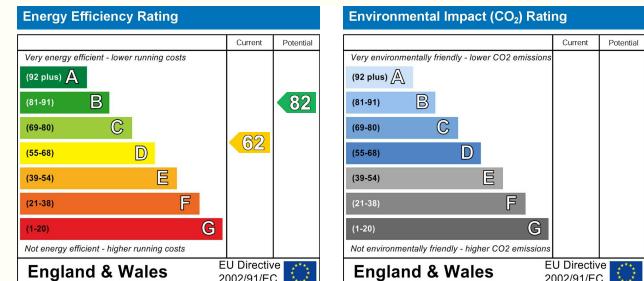
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each statement; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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